



# Planning Commission Agenda

Friday, December 2, 2022

REVISED DRAFT

WebEx Virtual Meeting, 9:00am

*The following Planning Commission meeting will be conducted as a virtual meeting in accordance with Ohio's Open Meetings Laws as amended by Sub. H.B 19 7. We will be utilizing the WebEx platform. For more information please visit:*

<http://clevelandohio.gov/CityofCleveland/Home/Government/CityAgencies/CityPlanningCommission/MeetingSchedules>

## APPROVAL OF MINUTES FROM PREVIOUS MEETING

## ZONING MAP AMENDMENTS

1. Ordinance No. xxx-2022(Ward 17/Councilmember Slife): Changing the Use, Area and Height Districts of parcels of land north and south of Lorain Avenue between West 140<sup>th</sup> Street and the Norfolk Southern Railroad and extending the Pedestrian Retail and Urban Form Overlay Districts (Map Change 2630).

Presenter: Xavier Bay, Staff Planner

## CONDITIONAL USE PERMIT IN A PEDESTRIAN RETAIL OVERLAY DISTRICT

1. For PPN# 007-05-082  
Address: 3929 Lorain Avenue  
Per Section 343.23 (e)(2)
  - A. Off-Street Parking or Loading Area
  - B. Driveway across a Public Sidewalk
  - C. Institutional Use
  - E. Building with Interior Side Yard more than four (4) feet in width

Presenter: Shannan Leonard, Staff Planner

## LOT CONSOLIDATIONS/SPLITS

1. For PPNs# 002-12-029 & -056  
Project Addresses: 4501 – 4511 Clinton Avenue  
Project Representative: Mary Elliot, Property Owner



#### EUCLID CORRIDOR DESIGN REVIEW

1. EC2020-016 – Kalina House New Construction: Seeking Schematic Design Approval  
Project Addresses: 2041 – 2055 East 79<sup>th</sup> Street  
Project Representatives: Greg Ernst, AoDK

Matt Kalina, Kalina Foundation

**Note: the Planning Commission granted this item Conceptual Approval on June 18, 2021.**

2. EC2022-025 – Cole Eye Institute Expansion: Seeking Final Approval  
Project Address: 2022 East 105<sup>th</sup> Street

Project Representatives: Jack Kong, Cleveland Clinic

Robert Bostwick, Bostwick Design Partnership

Bryan Wahl, Bostwick Design Partnership

Bryce Hubertz, HGA

Christine Meske, Boulevard

**Note: the Planning Commission granted this item Schematic Design Approval on September 2, 2022.**

3. EC2022-036 – Proposed Demolition of a 2-Story Industrial Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances

Project Address: 1968 East 66<sup>th</sup> Street

Project Representative: Erica Hillow, Vocon

#### MANDATORY REFERRALS

1. Ordinance No. 1144-2022(Introduced by Council Members McCormack, Howse, Bishop, Hairston, and Griffin – by departmental request): Authorizing the Director of Capital Projects to apply to the District One Public Works Integrating Committee for state funding for constructing the Superior Midway separated bikeway from Public Square East Roadway to East 55<sup>th</sup> Street; giving consent of the City of Cleveland to the Director of Transportation for the improvement; to apply for and accept any gifts or grants for this purpose from any public or private entity; authorizing professional services, agreements with public and private entities, and any relative agreements; authorizing the Commissioner of Purchases and Supplies to acquire, accept, and record for right-of-way purposes any real property and easements necessary to make the improvement; and causing payment to ODOT of the City's share of the improvement.

Presenter: Calley Mersmann, City of Cleveland



2. Ordinance No. 1201-2022(Introduced by Council Members Spencer, McCormack, Bishop, Hairston, and Griffin – by departmental request): Authorizing the Director of Capital Projects to apply for and accept funding for the rehabilitation of Lorain Avenue from West 65<sup>th</sup> Street to West 20<sup>th</sup> Street; authorizing the Director of Capital Projects to enter into one or more professional services contracts for the design; authorize other agreements; and authorizing the Commissioner of Purchases and Supplies to acquire, accept and record real property and easements.

Presenter: Calley Mersmann, City of Cleveland

3. Ordinance No. 1212-2022(Introduced by Council Members McCormack, Bishop, Hairston, and Griffin – by departmental request): Authorizing the Commissioner of Purchases and Supplies to sell certain City-owned property no longer needed for the City's public use located on West 22<sup>nd</sup> Street to 1869 W 22<sup>nd</sup>, LLC for purposes of residential redevelopment.

Presenter: Susanne DeGennaro, City of Cleveland

#### **ADMINISTRATIVE APPROVALS**

1. Ordinance No. 1203-2022(Introduced by Council Members Spencer, Bishop, Hairston and Griffin – by departmental request): To amend the title of Ordinance No. 304-2022, passed June 6, 2022, and to supplement the ordinance by adding new Section 5a relating to authorizing the Director of Public Works to apply for and accept a grant from the National Park Service for the purpose of developing a new City park to be located near the Clark Recreation Center, authorizing the purchase of various property interests, and authorizing the construction of the park.
2. Ordinance No. 1232-2022(Introduced by Council Members Hairston and Griffin – by departmental request): Authorizing the Director of City Planning to employ one or more professional consultants to produce a North Coast Lakefront Master Plan; and authorizing the director to enter into one or more contracts with various entities or agencies to perform community engagement activities relating to the production and/or implementation of the Master Plan, for a period of one year, with a one year option to renew, exercisable by the Director of City Planning.



3.	Ordinance No. 1233-2022(Introduced by Council Members McCormack, Hairston and Griffin – by departmental request): Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with 1209 Fairfield, LLC, and/or its designee, to assist with the financing of the Driftwood mixed-use development project to be located at 1111 Fairfield Avenue; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.
4.	Ordinance No. 1234-2022(Introduced by Council Members McCormack, Hairston and Griffin): Authorizing the Director of Economic Development to enter into a Tax increment Financing Agreement with Peninsula MFH Owner LLC, and/or its designee, to assist with the financing of the Carter Road Apartment Project to be located at 1951 through 1961 Carter Road; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.
5.	Ordinance No. 1237-2022(Introduced by Council Member McCormack): Changing the Use, Area and Height Districts of parcels of land east of West 25 <sup>th</sup> Street on the easterly side of West 20 <sup>th</sup> Street between Nickel Plate Road and Moltke Court and adding zero foot specific mapped setback on the east side of West 20 <sup>th</sup> Street and the north side of Moltke Court (Map Change 2659).
6.	Ordinance No. 1238-2022(Introduced by Council Member McCormack): Changing the Use, Area and Height Districts of parcels of land south of Lorain Avenue along West 44 <sup>th</sup> Street between Lorain Court and Orchard Avenue and add a zero (0) foot Mapped Specific Setback along the easterly side of West 44 <sup>th</sup> Street between Lorain Court and Orchard Avenue (Map Change 2658).
7.	Ordinance No. 1264-2022(Introduced by Council Members McCormack, Hairston and Griffin – by departmental request): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by CCA CBD Cleveland, LLC, and/or its designee, located at 776 Euclid Avenue for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code.



8.	Ordinance No. 1270-2022(Introduced by Council Members McCormack, Hairston and Griffin – by departmental request): Authorizing the Director of Economic Development to enter into a Tax Increment Financing Agreement with CCA CBD Cleveland, LLC, and/or its designee, to assist with the financing of the City Club Apartments Project to be located at 776 Euclid Avenue; to provide for payments to the Cleveland Metropolitan School District; and to declare certain improvements to real property to be a public purpose.
<b>SPECIAL PRESENTATIONS</b>	
1.	Townhouse Code Proposed Revisions Presenter: Shannan Leonard, Staff Planner
2.	Design Review Policy Changes Presenter: Adam Davenport, Staff Planner
<b>EUCLID CORRIDOR DESIGN REVIEW</b>	
4.	EC2022-031 – Midtown Collaboration Center New Construction: Seeking Final Approval Project Location Northwest corner of East 66 <sup>th</sup> Street and Euclid Avenue Project Representatives: Nick Faehnle, Vocon Chris Merritt, Merritt Chase <b>Note: the Planning Commission granted this project Schematic Design Approval on October 7, 2022.</b>
<b>DIRECTOR'S REPORT</b>	
<b>ADJOURNMENT</b>	